

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Ramanayyapeta Gram Panchayat (covered by the Master Plan of Kakinada Town) – Certain variation to the Master Plan - Change of land use from Industrial use zone to Residential use in R.S.No.241/3 (Part), Ramanayyapeta Gram Panchayat, Iswaryanagar, Kakinada Rural Mandal to an extent of Ac.1.0667 Cents – Draft variation – Confirmed – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 56**

**Dated the 10<sup>th</sup> February, 2010.**

Read the following:-

1. G.O.Ms.No.389 MA., dated 10.9.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12695/2007/R, dated 5.5.2008.
3. Government Memo.No.7832/H1/2008-1, Municipal Administration and Urban Development Department, dated 28.6.2008.
4. From the Commissioner of Industries, Letter No.28/512/MA&UD/7832/H1/2008/FD, dated 21.3.2009.
5. From the applicant, representation dated 25.5.2009.
6. Government Memo.No.7832/H1/2008-2 & 3, Municipal Administration and Urban Development Department, dated 5.9.2009.
7. From the Commissioner of Printing, A.P., Extraordinary Gazette No.426, Part-I, dated 8.9.2009.
8. Government Memo.No.7832/H1/2008-4, Municipal Administration and Urban Development Department, dated 21.1.2010.
9. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12695/2007/R, dated 1.2.2010.

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**ORDER:**

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975, was issued in Government Memo. No.7832/H1/2008-2, Municipal Administration and Urban Development Department, dated 5.9.2009 and published in the Extraordinary issue of A.P. Gazette No. 426, Part-I, dated 8.9.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 1.2.2010 has stated that the Panchayat Secretary, Ramanayyapeta Gram Panchayat has informed that the applicants have paid an amount of Rs.6,475/- (Rupees six thousand four hundred and seventy five only) towards development / conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The District Town and Country Planning Officer, Rajahmundry, East Godavari District.

The Panchayat Secretary, Ramanayyapeta Gram Panchayat, Kakinada Rural Mandal, East Godavari District.

**Copy to:**

The individual through the Panchayat Secretary, Ramanayyapeta Gram Panchayat, Kakinada Rural Mandal, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.426, Part-I, dated 8.9.2009 as required by clause (b) of the said section.

**VARIATION**

The site in R.S.No.241/3 (Part), Ramanayyapeta Gram Panchayat, Iswaryanagar, Kakinada Rural Mandal to an extent of Ac.1.0667 Cents, the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dated 10.9.1975, is designated for Residential use by variation of change of land use as marked “**ABC&D**” as shown in the revised part proposed land use map GTP.No.25/2009/R, which is available in Municipal Corporation, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall take prior approval before commencing the development activity from the competent authority.
8. The applicant shall handover the affected portion to an extent of 252 Sq.Ft., or 23.41 Sq.Mtrs., on western side to the Kakinada Municipal Corporation free of cost through registered gift deed to widen the existing road to 60 feet wide as per Master Plan.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : Mango Garden in R.S.No.241/2.  
East : Mango Garden in R.S.No.241/2, 3 (Part).  
South : Mango Garden in R.S.No.241/3 (Part).  
West : Existing 53 to 67 feet wide road widened to 60 feet wide as per Master Plan.

**T.S.APPA RAO,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER